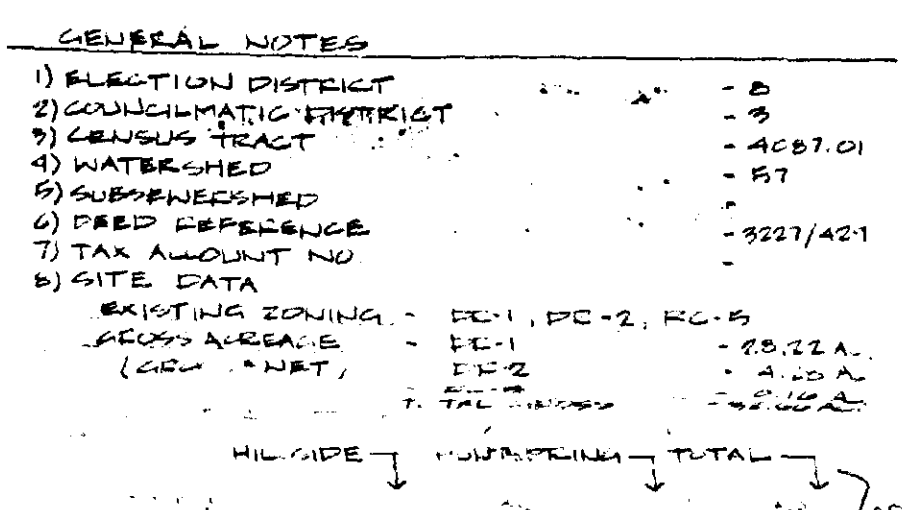






[illegible]

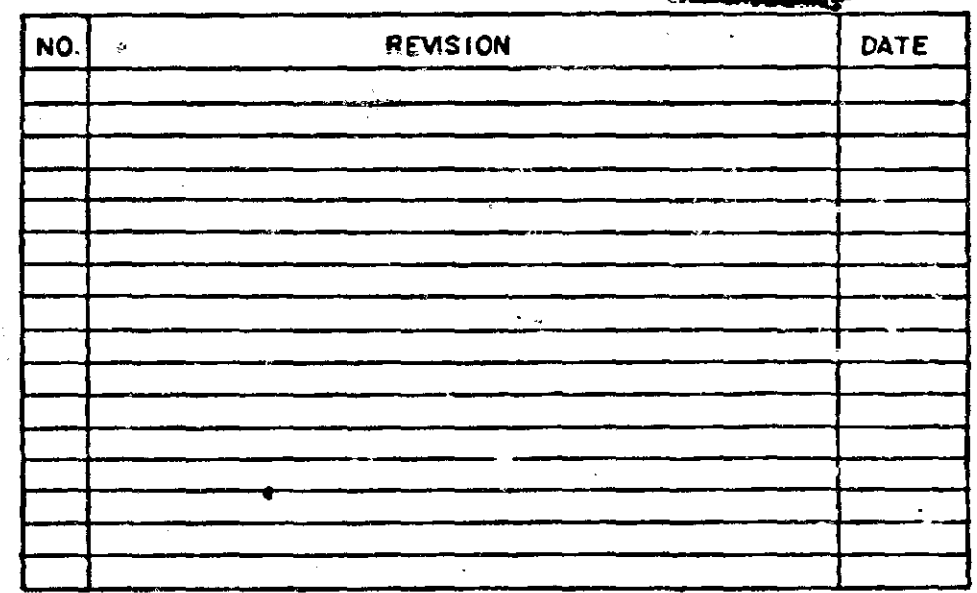
UNIT PRICE PER TON 29 114  
OR EXISTING 85

USE THIS AMOUNT AS A FULL DEVELOPMENT  
PRICE BASED ON A 10% PROFIT  
PROFIT REQUIRED

2 CEMENTS / UNIT 30% x 60 CEMENTS  
OR 180 CEMENTS  
LOCAL PRICE \$ 1.00 PER CEMENT IN 1971  
DO 2 OR 3% INCREASE

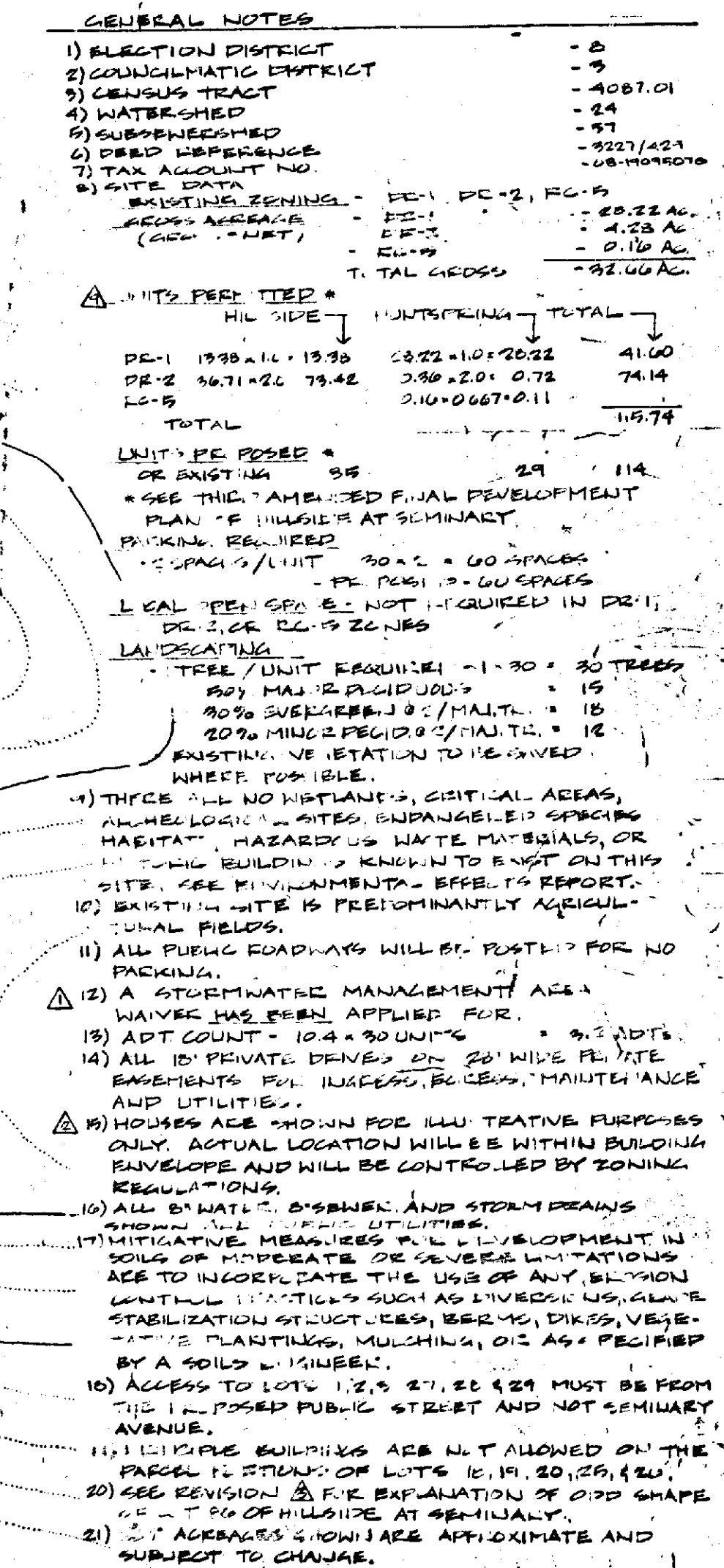
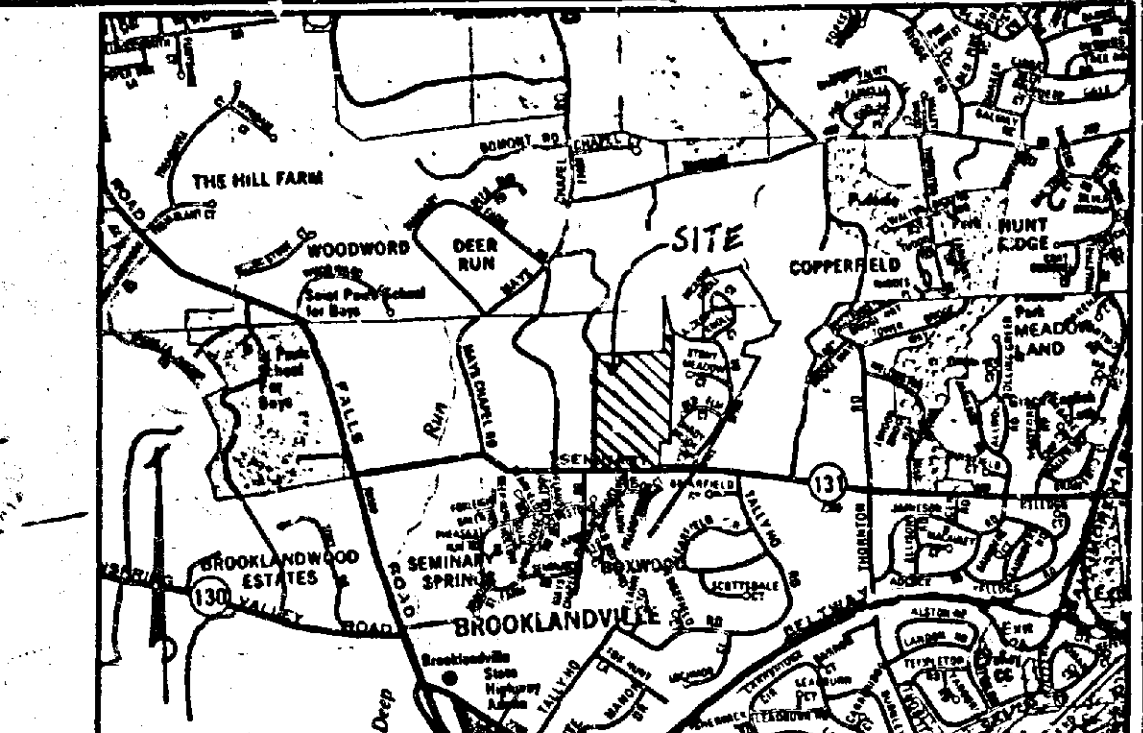
UNIT PRICE  
1. 100 CEMENTS 1.00 x 30 CEMENTS  
= 30.00  
2. 180 CEMENTS 1.00 x 180 CEMENTS = 18.00  
3. 180 CEMENTS 1.00 x 180 CEMENTS = 18.00  
WHENEVER POSSIBLE

(1) THERE ARE NO HAZARDOUS, CRITICAL AREAS,  
OR SENSITIVE AREAS WITHIN THE MANAGEMENT ZONE  
HAZARDOUS, HAZARDOUS OR NATURAL AREAS, OR  
OTHER BUILDINGS KNOWN TO BE IN THE  
ZONE. (2) THERE ARE NO SENSITIVE AREAS  
(1) EXISTING WITHIN THE MANAGEMENT ZONE  
NATURAL AREAS,  
(2) PUBLIC AREAS,  
(3) PUBLIC AREAS WILL BE PROTECTED FOR NO  
FACILITIES  
(2) A STORMWATER MANAGEMENT AREA  
WILL BE TO BE APPLIED FOR.



**CROZIER ASSOCIATES**  
LANDSCAPE ARCHITECTURE AND LAND PLANNING  
3000 CHESTNUT AVE. MILL CENTRE SUITE 400  
BALTIMORE, MD. 21211 301 366 3350





NO.	REVISION: FIELD COMMENTS	DATE
1	NOTE #12 REVERSED	7-2-81
2	NOTES #10-11 ADDED	7-2-81
3	NO. 10 WEAR/SLURRY INFORMATION ADDED	7-2-81
4	POSSIBLE MATERIAL QUALITY ALMA ADDED	7-2-81
5	ROAD WEIBLING ADDED	7-2-81
6	PROPOSED ROAD WIDTH REVERSED	7-2-81
7	STORMWATER ADDED	7-2-81
8	UNITS PERMITTED TO EXIST TO EXISTING TEMPOR.	7-2-81
9	UNITS PERMITTED REVERSED	7-2-81
10	SEE NOTE #14	7-2-81
11	PRECEDENCE DIVISION LINE W/IN LOT LABELED	7-2-81
12	TRACT ACQUAINTANCE LABELED	7-2-81
13	LOT #12 NUMBER LABELED	7-2-81
14	VELOCITY MAP'S 1:10000 ADDED	7-2-81
15	PREFECTURAL MAP'S OF ADJUTANT RECORDS ADDED	7-2-81



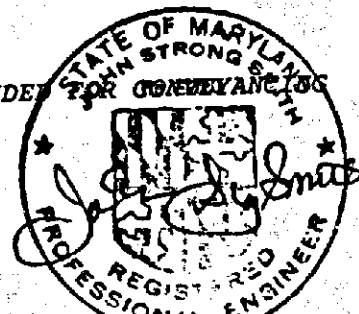
July 3, 1989

Description to Accompany Request for  
Special Hearing, Third Amended Development  
Plan, The Hillside at Seminary,  
After Transfer of Portion of Lot 86.

Beginning at a point North 78° East 146 feet from the centerline intersection  
of Seminary Avenue and Hill Spring Road said point being also in the north right-of-  
way line of Seminary Avenue; thence binding on the outline of The Hillside at  
Seminary the following courses and distances:

- 1) North 31° 19' 57" East 1275.91 feet
  - 2) North 80° 32' 21" West 208.00 feet
  - 3) North 09° 27' 39" East 174.00 feet
  - 4) South 80° 32' 21" East 76.00 feet
  - 5) North 73° 38' 45" East 278.21 feet
  - 6) North 31° 19' 57" East 184.61 feet
  - 7) North 58° 35' 27" West 120.99 feet
  - 8) North 21° 02' 18" West 330.58 feet
  - 9) North 33° 57' 20" West 435.01 feet
  - 10) South 80° 32' 40" West 375.25 feet
  - 11) South 82° 40' 52" West 72.21 feet
  - 12) South 01° 26' 53" East 791.39 feet
  - 13) North 85° 08' 37" West 221.92 feet
  - 14) North 62° 51' 14" West 238.18 feet
  - 15) North 13° 33' 15" West 230.91 feet
  - 16) North 07° 50' 22" West 336.16 feet
  - 17) South 04° 50' 38" West 553.22 feet
  - 18) South 86° 59' 08" East 120.00 feet
  - 19) South 04° 50' 38" West 1424.00 feet
  - 20) North 86° 59' 08" West 120.00 feet
  - 21) South 04° 50' 38" West 316.03 feet to the north right-of-way line of  
Seminary Avenue; thence binding on said line
  - 22) South 86° 59' 08" East 554.44 feet to the point of beginning.
- Containing 45.88 acres of land more or less.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND IS NOT INTENDED FOR CONVEYANCING  
OF LAND.



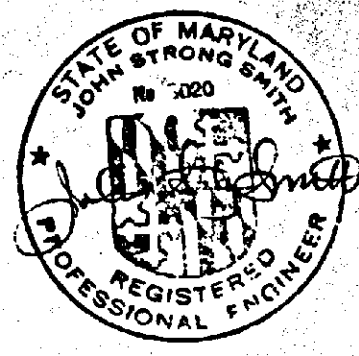
July 3, 1989

Description of 28.74 Acres of Land,  
More or Less,  
North Side of Seminary Avenue.

Beginning at a point North 86° 59' 47" West 440.00 feet from the centerline  
intersection of Seminary Avenue and Hunspring Drive said point being in the centerline  
of Seminary Avenue; thence leaving said point of beginning and binding on the  
outline of Hunspring the following courses and distances:

- 1) North 02° 47' 39" East 494.65 feet
  - 2) North 00° 44' 49" West 33.00 feet
  - 3) North 25° 46' 49" West 8.01 feet
  - 4) South 80° 30' 58" East 451.35 feet
  - 5) South 89° 31' 52" East 418.53 feet
  - 6) South 04° 49' 59" West 1502.93 feet to the centerline of Seminary Avenue  
thence binding on said line
  - 7) North 86° 59' 47" West 807.20 feet to the point of beginning.
- Containing 28.74 acres of land more or less.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND IS NOT INTENDED FOR CONVEYANCING  
OF LAND.



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PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

John B. Howard

210 Allegany Ave., Towson 21204

John B. Howard

3655 Old Court Road 21208

Jim Paddock

CROCIER ASSOC. INC. 3000 CREIGHTON

Jim Paddock

303 ALLEGANY AVE

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VENABLE, BAETJER AND HOWARD  
ATTORNEYS AT LAW

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS  
BALTIMORE, MD  
WASHINGTON, D. C.  
MCLEAN, VA  
ROCKVILLE, MD  
BETHESDA, MD  
P.O. BOX 8817  
TOWSON, MARYLAND 21208-8817  
(410) 822-8111  
FAX (410) 822-0647

RECEIVED  
OCT 5 1989

ZONING OFFICE

WRITERS DIRECT NUMBER IS  
301-494-9162

October 2, 1989

J. Robert Haines, Esquire  
Zoning Commissioner for Baltimore County  
1st Floor  
County Office Building  
Towson, Maryland 21204

Re: Amendment to Final Development Plan for Hillside at  
Seminary - Symington Property  
Ashley Group, Ltd., Petitioner  
Case No. 90-96-SPH

Dear Mr. Haines:

At the conclusion of the hearing on the referenced matter on  
September 20, 1989, you asked that we, on behalf of Petitioner,  
submit written argument that two density units remain in the DR-2  
portion of Lot No. 86 in the Hillside at Seminary subdivision and,  
therefore, may be utilized as part of the Hunt Spring development.

The reasoning which supports the utilization of the density  
units on the contiguous Hunt Spring development stems from an  
analysis of the title to Lot 86.

On April 25, 1980 Mrs. Martha F. Symington conveyed  
approximately 59.4 acres to James G. Stratakis, Georgia Stratakis  
and Gus J. Stratakis, 50 acres of which is now known as the  
Hillside at Seminary. (See attached deed, recorded at Liber 6162,  
Page 715)<sup>1</sup>. As part of that conveyance, Mrs. Symington imposed

<sup>1</sup> The remaining 9+ acres were not retained by the Stratakis  
nor did they become part of the Hillside at Seminary and were  
conveyed as follows: approximately 8 acres were conveyed by the  
Stratakis' to William and Frances O'Rourke (see deed attached;

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J. Robert Haines, Esquire  
October 2, 1989  
Page 2

certain restrictions. You will note that Restriction No. 2 reads  
as follows:

"No structure of any kind shall be constructed within 150  
feet of the west property line of the property hereby  
conveyed."

The 150 foot buffer strip referred to above is shown on the  
Hillside at Seminary final development plan as Lot No. 86.

On January 11, 1985, the Stratakis' conveyed 50.09 acres to  
the Hillside at Seminary Joint Venture (see deed attached, recorded  
at Liber 6852, page 319) and the Joint Venture obtained a release  
from Mrs. Symington of three of the four restrictions contained in  
the original conveyance to the Stratakis' (see Walver of  
Restrictions attached, recorded in Liber 6852, Page 328). Further,  
the Joint Venture agreed to convey and subsequently did convey to  
Mrs. Symington approximately 6.77 acres which comprises Lot No. 86  
(see Agreement attached, recorded at Liber 7122, Page 774 and deed  
attached, recorded at Liber 7123 Page 266).

In addition to Lot No. 86, Mrs. Symington is the owner of the  
contiguous 28.74 acres, intended for the Hunt Spring development.

It is clear from this title history that Lot 86 is the  
remainder interest in the subdivision of the Hillside at Seminary  
to be utilized for density and to buffer Mrs. Symington's property  
to the west. In effect, all but two units were stripped from the  
DR-2 zoned portion of Lot No. 86 and utilized on the overall  
Hillside at Seminary subdivision. Although inappropriately  
labeled "Lot 86" the conveyances from Mrs. Symington and then back  
to her, clearly indicate the intent of both Mrs. Symington and the  
developer that Lot 86 is a remainder parcel and therefore is the  
repository of any remainder density in the Hillside at Seminary  
subdivision. Accordingly, that density may be combined with the  
density available on the contiguous Hunt Spring development.

Further, there is no conflict with Note No. 12 on the third  
amended final development plan of the Hillside at Seminary  
subdivision which reads in pertinent part as follows:

"Any part or parcel of this tract that has been utilized  
for density to support dwellings as shown thereon shall not be  
further divided, subdivided, or developed for additional

recorded at Liber 6163, Page 017) and approximately 1.2 acre was  
conveyed from the Stratakis' to J. Burnell Bentz (see deed  
attached, recorded at Liber 6166, Page 503).

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J. Robert Haines, Esquire  
October 2, 1989  
Page 3

dwellings or any purpose other than that indicated presently  
on said plan. Utilization will have occurred when building  
is constructed and transferred for the purposes of occupancy."

Since Lot 86 was never intended for development and since no  
building has been constructed thereon, there has been no  
utilization of the two density units which remain in the DR-2 zoned  
portion of Lot No. 86.

It is therefore respectfully submitted that the DR-2 zoned  
portion of Lot No. 86 retained the remaining two density units in  
the Hillside at Seminary subdivision and since no utilization of  
that density has occurred, that lot may be combined with the  
contiguous Hunt Spring development.

Respectfully submitted,

John B. Howard

John B. Howard

JBH:cns

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Zoning #39  
Hillside Amendment 3.3 Item 6d

MINUTES  
Baltimore County Planning Board  
July 20, 1989

The regular meeting of the Planning Board was called to order at  
6:36 p.m. by the Acting Chairman, Mr. Barnhart.

Board Members Present

Mr. H. Jack Barnhart, Vice Chairman  
Ms. Deborah M. Anderson  
Mr. T. William Chase  
Mr. Charles Culbertson  
Mr. R. Scott Graham  
Mr. John M. Kerney  
Mr. Joseph M. Leshko  
Mr. Chester J. Madigan  
Mr. Phillip W. Worrall

Board Members Not Present

Ms. Barbara Jean DeGuilmi  
Ms. Dorothy Foos  
Mr. Judson H. Lipowitz  
Mr. Richard Proctor  
Mr. Harold Reid

OPZ Staff Present

Mr. P. David Fields, Planning  
Board Secretary  
Ms. Carol Brown  
Mr. Michael J. DeLuca  
Mr. Frank P. Fisher  
Ms. Diana Itter  
Mr. Ed Johnson  
Mr. Pat Keller  
Mr. Gary Kerns  
Ms. Hillorie Richman  
Mr. Dennis Wertz

Other County Staff Present

Mr. Arnold Jablon, County Attorney  
Mr. Leslie M. Pittler, Dept. of  
Community Development  
Mr. David Flowers, DEPRM  
Mr. Oscar Keys, DPW  
Mr. W. Michael Pitcher, Central  
Communications

1. Introduction of Board Members, and Announcements

Chairman Barnhart introduced himself and asked the other members  
of the Board to introduce themselves.

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BALTIMORE COUNTY, MARYLAND

HEARING FILE

SUBJECT: COUNTY REVIEW GROUP COMMENTS

CRG DATE: 9/14/89  
PRE-CRG DATE: 9/1/89

FROM: ZONING OFFICE

PROJECT NAME: Hunspring - Alt "A" & "B"

PLAN: 8/17/89

REV.: 9/7/89 REV.:

LOCATION: N side of Seminary Avenue  
at Hunspring Drive

REVISED PLAN KEY:

(X) COMPLIANCE WITH COMMENT CHECKED  
(O) NON-COMPLIANCE IS CIRCLED  
(BA) BE ADVISED (NOT NECESSARY FOR CRG  
APPROVAL, BUT MUST BE ADDRESSED  
PRIOR TO FINAL ZONING APPROVAL)  
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

DISTRICT: 8c3

1. Include on plan "A" under "Zoning Hearing Required" that a special hearing was filed  
in the Zoning Office on 7/28/89 under item #39 for "a Third Amendment to the Final  
Development Plan for the Hillside at Seminary, said amendment providing for: (1) a  
transfer of part of the acreage contained in lot 86, as well as one unit of density  
not utilized on lots 1-84 and lot 86 (and no more than said one density unit), from  
The Hillside at Seminary to the property located immediately to the west, which in to  
be developed as a residential community known as "Hunt Spring"; and (2) the division  
of the transferred portion of Lot 86 into up to 6 parcels, the parcels to be  
incorporated as yard areas in the development of Hunt Spring, but not to be utilized  
in any way to increase the number of lots otherwise permitted in Hunt Spring by more  
than the one density unit so transferred." If it is the intent of the developer to  
benefit from the requested special hearing in any way on the proposed plan "B"  
include the special hearing reference also on plan "B". Otherwise remove existing  
include the special hearing reference also on plan "B". If alternate plan "B" is dependent on any part of the  
alternate CRG Plan "B" If alternate plan "B" is dependent on any part of the  
special hearing request and an "uncharged" approved CRG plan is desired in advance of  
the requested zoning hearing, another alternate plan without any public hearing  
requirements would be the only way to preserve complete flexibility. All plans  
submitted should be clearly designated, lettering clear and bold and all zoning notes  
conspicuous. Due to the involvement of both an approved subdivision "Hillside at  
Seminary" and the proposed "Hunspring" and the complexity of the zoning hearing  
request, as an addendum to the zoning hearing plans and the CRG plans, an overall  
reduced scale plan of both subdivisions must be submitted large enough to clarify the  
zoning request. 9/7- (for the CRG and Zoning Hearing as indicated at the  
CRG meeting)
2. On Alternate plan "A" 8.56 dwelling units calculated from the 4.28 acres of DR2  
already utilized on the Hillside plan must be removed as it conflicts with the Zoning  
Commissioner's note number 12 on the approved final development plan. Also on  
Alternate "A" clearly designate parcels A-E and note on each parcel "Principal  
buildings are not allowed on this parcel portion of lot # \_\_\_\_\_"

MICROFILMED

over







THIS AGREEMENT, made this 11th day of January, 1985, by and between MARTHA F. SYMINGTON ("Symington") and THE HILLSIDE AT SEMINARY JOINT VENTURE ("Venture").

WHEREAS Symington is the owner of improved real property located in the Eighth Election District of Baltimore County on the north side of Seminary Avenue, east of Mays Chapel Road, which property is more specifically described in a Deed dated September 28, 1977 from Richard W. Gowdy to Symington; and

WHEREAS Symington previously owned the property now owned by Venture and located immediately to the east of the property now owned by Symington; and

WHEREAS the property owned by Venture is encumbered by Restrictive Covenants established by Symington at the time she owned the property which covenants are more specifically described in a Deed dated April 25, 1980 and recorded among the Land Records of Baltimore County in Liber E.H.K.J.A. No. 6162; folio 715; and

WHEREAS Venture and Symington have agreed that in consideration of Venture fulfilling certain terms and conditions more specifically described below in full and to the satisfaction of Symington, Symington will release three aforesaid Restrictive Covenants.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH:

1. Venture will convey to Symington by fee simple deed with covenants of special warranty, good and merchantable title to a tract of land not less than One Hundred Fifty (150) Feet wide measuring from the present eastern boundary of the Symington property and running east for One Hundred Fifty (150)

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

THIS DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS (the "Declaration") made this 11th day of February, 1986 by THE HILLSIDE AT SEMINARY JOINT VENTURE, a Maryland joint venture (the "Venture") and MUNICIPAL SAVINGS AND LOAN ASSOCIATION, INC., a savings and loan association organized and existing under the laws of the State of Maryland (the "Mortgagee").

Background Statement of Facts

The Venture owns fee simple title to those parcels or tracts of land located in the 8th Election District of Baltimore County, Maryland and described in Exhibit A attached hereto and incorporated herein by reference (the "Property"). The Venture acquired the Property by virtue of a Deed from James G. Stratakis, Georgia Stratakis, and Gus J. Stratakis dated January 11, 1985, recorded among the Land Records of Baltimore County, Maryland (the "Land Records") in E.H.K.Jr. Liber No. 6852, folio 319.

The Property is subject to a mortgage from the Venture to the Mortgagee dated January 11, 1985 and recorded among the Land Records at Liber E.H.K. Jr. No. 6852, folio 323 (the "Mortgage").

The parties hereto hold all the right, title and interest in and to the land and premises and the Venture has caused said land to be subdivided into residential lots as shown on the following plats which are recorded among the Land Records:

- (1) Plat One, The Hillside at Seminary, recorded among the Land Records in Plat Book E.H.K.Jr. No. 53, folio 73.
- (2) Plat Two, The Hillside at Seminary, recorded among the Land Records in Plat Book E.H.K.Jr. No. 53, folio 74.
- (3) Plat Three, The Hillside at Seminary, recorded among the Land Records in Plat Book E.H.K.Jr. No. 53, folio 75.
- (4) Plat Four, The Hillside at Seminary, recorded among the Land Records in Plat Book E.H.K.Jr. No. 53, folio 76.

The following words when used in this Declaration and in the Supplemental Declaration (as that term is hereinafter defined), unless the context shall prohibit, shall have the following meanings:

(a) "Plats of Hillside at Seminary" shall mean and refer to all of the foregoing enumerated plats and any plats recorded among the Land Records in substitution thereof or amendment thereof, plus any plats hereafter recorded among the Land Records of any additional land that may hereafter expressly be made subject to this Declaration and Supplemental Declaration set forth at Restriction 24 herein, by an instrument in writing, duly executed and recorded among the Land Records; and

(b) "Property" shall mean and refer to all of the land owned by the Venture and shown on Plats of Hillside at Seminary, including any additional land that may hereafter expressly be made subject to this Declaration and Supplemental Declaration by an instrument in writing, duly executed and recorded among the Land Records; and

(c) "The Hillside at Seminary Community" shall mean and refer to all of the land hereby made subject to this Declaration and Supplemental Declaration and any additional land that may hereafter expressly be made

JAMES DEPARTMENT OF ASSESSMENTS & TAXATION  
J.R. 2-25-86  
CLERK DATE

HUNTSRING DEVELOPMENT CORPORATION  
ONE RESERVOIR CIRCLE, SUITE 100  
BALTIMORE, MD 21208  
(301) 486-1366 FAX (301) 484-8136

November 8, 1990

Mr. Richard Toohey, President  
Hillside Community Association  
20 Old Elm Court  
Lutherville, Maryland 21093

Dear Dick,

I was surprised by your letter of November 1, 1990, because I assumed from our meeting, in the field with you and members of your Association, that we understood the storm water devices being required by the County.

For the record, please be advised that these devices are beyond the control of the Developer and the Developer's Engineer, Geo. Wm. Stephens, in that Baltimore County and the Soils Conservation Division of the State of Maryland establish the standards and guidelines by which properties can be developed, especially with regard to sediment control and storm water quality controls.

By copy of the letter from Rick Chadsey the statistics prove that the amount of storm water runoff leaving the Huntspring subdivision, after development, would be less when lawns were established than existed in the past while the property was operated as a farm. This factor negated the need for an on-site storm water management facility. The size of the facility at Hillside was created by the downstream flooding and not by the runoff from Huntspring.

However, Mr. Tom Vidmar of Baltimore County has decided that a water quality device be installed at the lowest point on the property. In addition, without reducing the size of this device, he has requested that we construct several underground infiltration devices in some of the HOA areas which will detain a portion of the initial 1/2 inch rainwater that hits the property. This device will improve the quality of the water runoff into the Hillside facility.

As we discussed last evening, I have requested the Engineer to move the 30" endwall uphill and to extend the "berm" as much as possible in order to close the opening thereby

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 8th  
Date of Posting: 8-26-89  
Posted for: Special Hearing  
Petitioner: Legal Owner: Martha F. Symington, Contract Purchaser: Ashley Group, Ltd.  
Location of property: Development of Hillside at Seminary, 146' x 111' W. Chesapeake Avenue, 146' x 111' NE of Hill Spring Road  
Location of Sign: N. side of Seminary Ave. Opposite West Spring Road  
Remarks:  
Posted by: J. Robert Haines  
Number of Signs: 1  
Date of return: 9-1-89

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 29, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on August 29, 1989.

THE JEFFERSONIAN  
TOWSON TIMES,  
S. Zeke Olson  
Publisher

PO 16237  
reg M34134  
co 96-96-SPH  
price \$138.17

reducing the visual appearance of the Huntspring development. In addition we will plan to screen the water quality device with tree planting. The attached red-lined copy reflecting these changes is hereby submitted for approval by your Association.

Prior to meeting with your group, it was my understanding that the concern was the construction work in that portion of the storm water management facility whereby the elevation of the existing rip rap was going to be lowered approximately 6 feet. It is our intention that after the channel is deepened, and the existing rip rap put back in place, that the cover of rip rap over top of that 40 feet of disturbed area will be smaller in size, as will be the size of the rip rap we will be using heading westerly towards the water quality device.

I am enclosing a copy of the Fourth amended Hillside at Seminary Development plan whereby many of the residents adjoining Lot 86 were aware that the configuration of that Lot was being revised and a easement for Utilities and Drainage being created across the Lot. By copy of the Amendment of the Huntspring declarations the responsibility for the open spaces is addressed. In addition the Deeds to Lots 25 and 26 will incorporate an "access easement for maintenance" over the existing drainage and utility easement over the contiguous property line. The Deed for Lot 30 will incorporate that the "berm" is to be maintained in its existing configuration.

Please be assured that we are doing everything that we can to convince the authorities that the development should be done in an efficient, practical, as well as economical fashion. I hope that you will be able to convince your Board, with the above information and agreements, to execute the release of Lot 86 from the Hillside declarations and allow the Lot to become Lot 30 Huntspring.

Respectfully,

Jay Weiss  
JW/cc

cc: Gene Neff, Director, Department of Public Works, Baltimore County  
Robert Sheesley, Director, DEPRM, Baltimore County  
Robert Haines, Zoning Commissioner, Baltimore County  
Ray Schiesser, Provident Bank  
George Decker, Provident Bank  
Rick Chadsey, Geo. Wm. Stephens

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

Ashley Group, Limited  
3655 Old Court Road  
Baltimore, Maryland 21208

Re: Petition for Special Hearing  
CASE NUMBER: 90-96-SPH  
Development of Hillside at Seminary, N side of Seminary Avenue, 146' x NE of Hill Spring Road  
8th Election District - 3rd Councilmanic  
Legal Owner(s): Martha F. Symington  
Contract Purchaser(s): Ashley Group, Ltd.  
HEARING SCHEDULED: WEDNESDAY, SEPTEMBER 20, 1989 at 9:30 a.m.

Gentlemen:

Please be advised that \$163.17 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines  
J. ROBERT HAINES  
ZONING COMMISSIONER

JRH:gs  
cc: John B. Howard, Esq.  
File

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

August 8, 1989

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Hearing  
CASE NUMBER: 90-96-SPH  
Development of Hillside at Seminary, N side of Seminary Avenue, 146' x NE of Hill Spring Road  
8th Election District - 3rd Councilmanic  
Legal Owner(s): Martha F. Symington  
Contract Purchaser(s): Ashley Group, Ltd.  
HEARING SCHEDULED: WEDNESDAY, SEPTEMBER 20, 1989 at 9:30 a.m.

Special Hearings: A Third Amendment to the Final Development Plan for the Hillside at Seminary, said amendment providing for (1) a transfer of part of the acreage contained in Lot 86, as well as one unit of density not utilized on Lots 1-84 and Lot 86 (and no more than said one density unit), from the Hillside at Seminary to the property located immediately to the west, which is to be developed as a residential community known as "Hunt Spring"; and (2) the division of the transferred portion of Lot 86 into up to 6 parcels, the parcels to be incorporated as yard areas in the development "Hunt Spring", but not to be utilized in any way to increase the number of lots otherwise permitted in Hunt Spring by more than the one density unit so transferred.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines  
J. ROBERT HAINES  
ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

JRH:gs  
cc: Martha F. Symington  
Ashley Group, Ltd.  
John B. Howard, Esq.  
File

Baltimore County  
Fire Department  
800 York Road  
Towson, Maryland 21204-2586  
(301) 887-4500

Paul H. Reincke  
Chief

AUGUST 11, 1989

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: MARTHA F. SYMINGTON  
Location: DEVELOPMENT OF HILLSIDE AT SEMINARY  
Item No.: 39 Zoning Agenda: AUGUST 8, 1989  
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 600 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Fire hydrant required at Hickory Knoll Court and Hillspring Drive.

3. The vehicle dead end condition shown at 300 feet at lot 28 EXCEEDS the maximum allowed by the Fire Department.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: [Signature] Noted and Approved: [Signature]  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/KEK MICROFILMED





**Richard H. Trainor**  
Secretary

**Hal Kassoff**  
Administrator

August 4, 1989

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Baltimore County  
Hillside at Seminary  
Zoning Meeting of 8-8-89  
N/S Seminary Avenue  
(MD 131) Opposite  
Hunt Spring Drive  
(Item #39)

Attn: Mr. James Dyer

Dear Mr. Haines:

After reviewing the submittal for a special hearing to approve a third amendment to the final development plan, we have the following comment.

The plan must be revised as shown on the enclosed plan

It is requested these revisions be made prior to a hearing date being set.

If you have any questions, please contact Larry Brocato at 333-1350.

Very truly yours,

Creston J. Mills - 1. M

Creston J. Mills, Jr., Chief  
Engineering Access Permits  
Division

LB:masw

ZONING OFFICE

Attachment

cc: G.W. Stephens Jr., & Assoc., Inc. (w-attachment)  
Mr. J. Ogle (w-attachment)

MICROFILMED

333-1350 (Fax Number 333-1041)

My telephone number is (301) \_\_\_\_\_

Teletypewriter for Impaired Hearing or Speech  
 ro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free  
 th Calvert St., Baltimore, Maryland 21203-0717

**Baltimore County  
Office of Planning & Zoning  
County Courts Building, Suite 406  
401 Bocley Avenue  
Towson, Maryland 21204  
(301) 887-3211**

**P. David Fields**  
Director

September 5, 1989

J. Robert Haines, Esquire  
Zoning Commissioner  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

**Dennis F. Rasmussen**  
County Executive

Re: Third Amended Final Development Plan  
for The Hillside at Seminary

Dear Mr. Haines:

At the request of counsel for the Ashley Group, Ltd., I have been asked to verify that the Baltimore County Planning Board, at its meeting on July 20, 1989, approved the Third Amended Final Development Plan for The Hillside at Seminary (said plan bearing revisions dated 6/22/89 by George William Stephens, Jr., and Associates, Inc.) as being in accord with provisions adopted under the authority of Section 504 of the Baltimore County Zoning Regulations.

Although the minutes of the July 20 meeting are expected to reflect this approval, those minutes will not be formally adopted until the next regular meeting of the Planning Board on September 21, 1989. I am providing this verification, since I have been advised that your hearing on the Third Amended Final Development Plan is scheduled for September 20, 1989.

Should you have any questions in connection with this matter, please let me know.

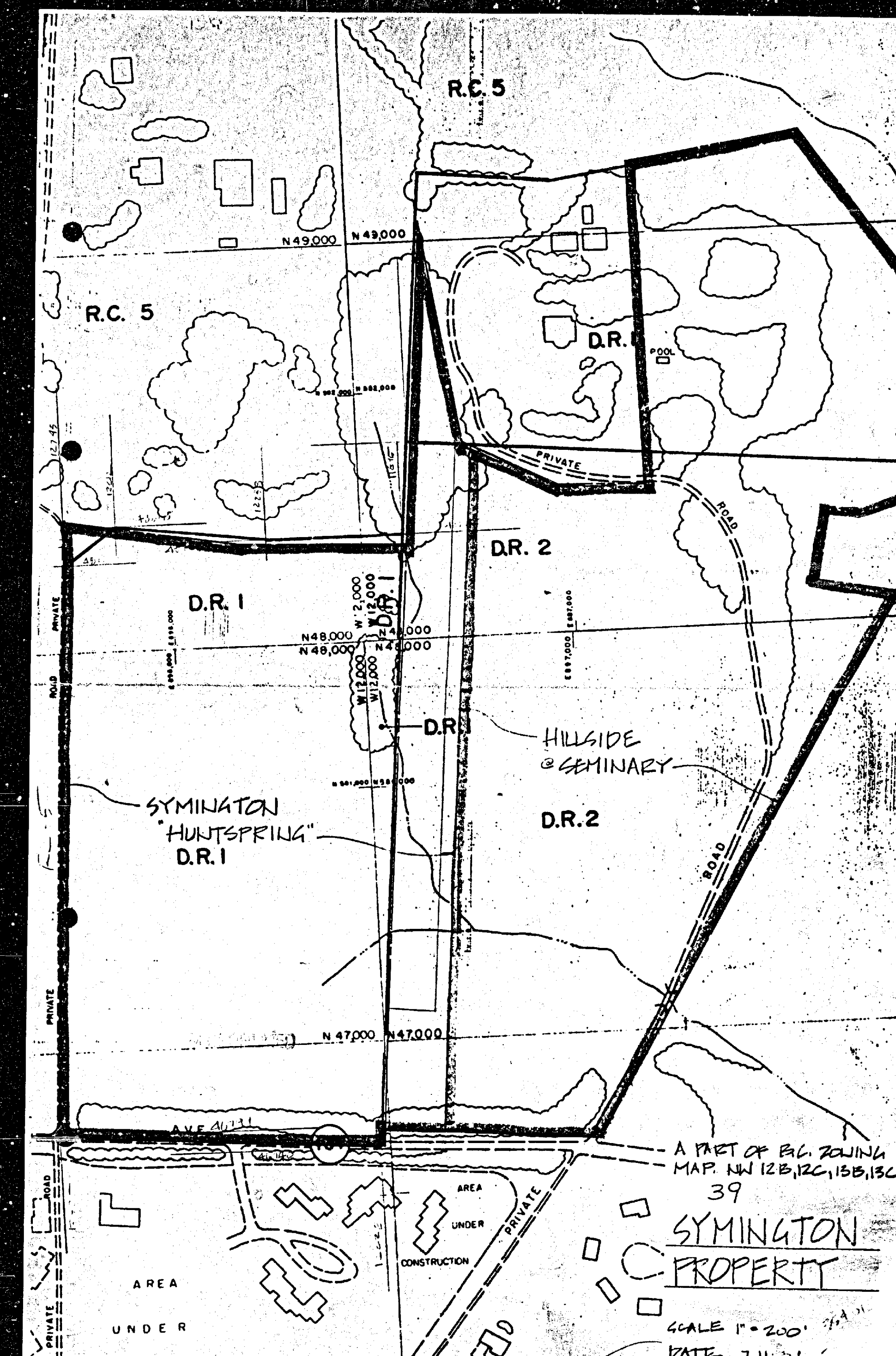
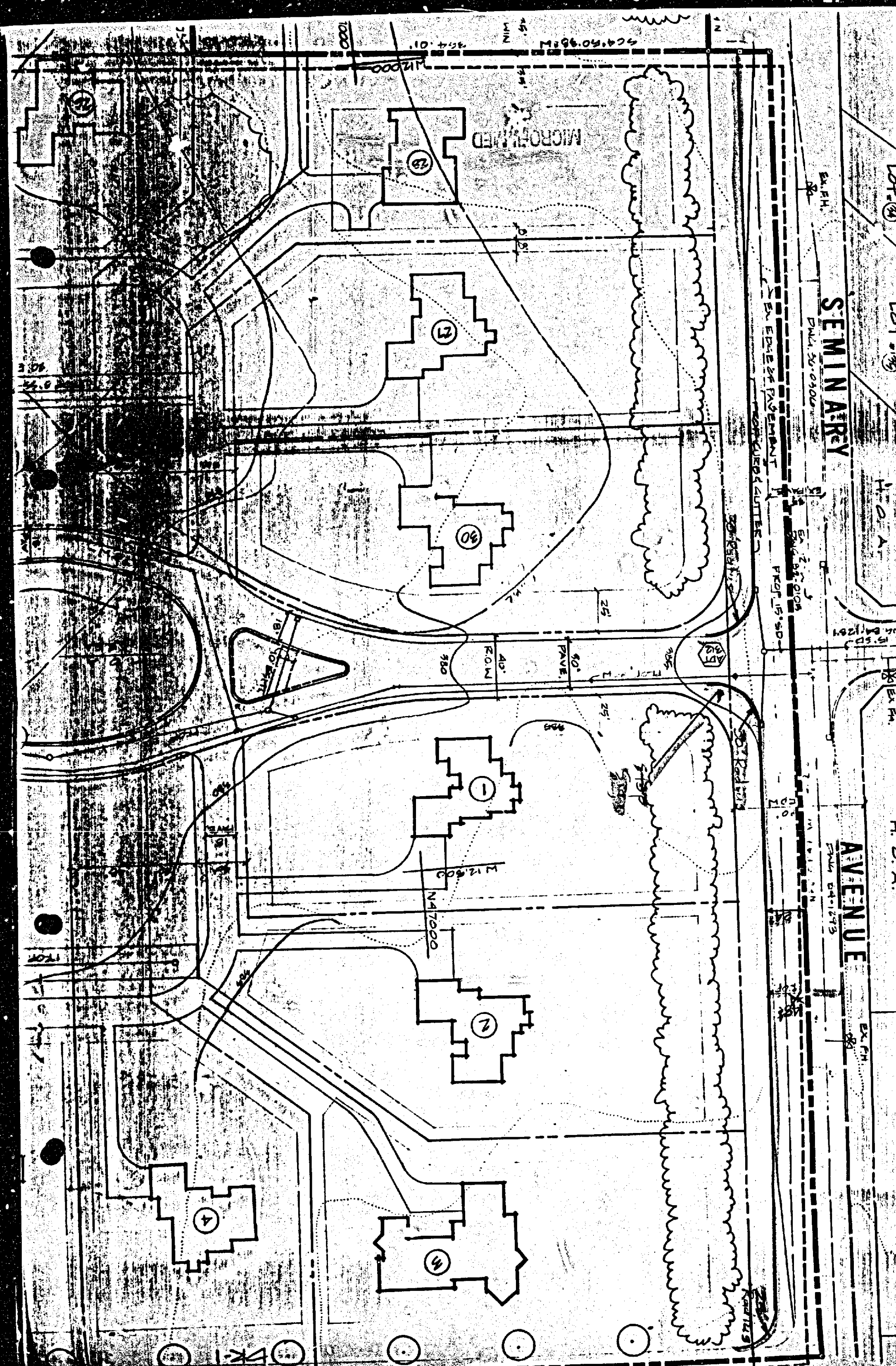
Very truly yours,

**DAVE Fields**  
P. David Fields  
Secretary to the Planning Board

PDF:TD:dms

cc: Judith A. Arnold, Esquire  
J. Strong Smith, P.E.

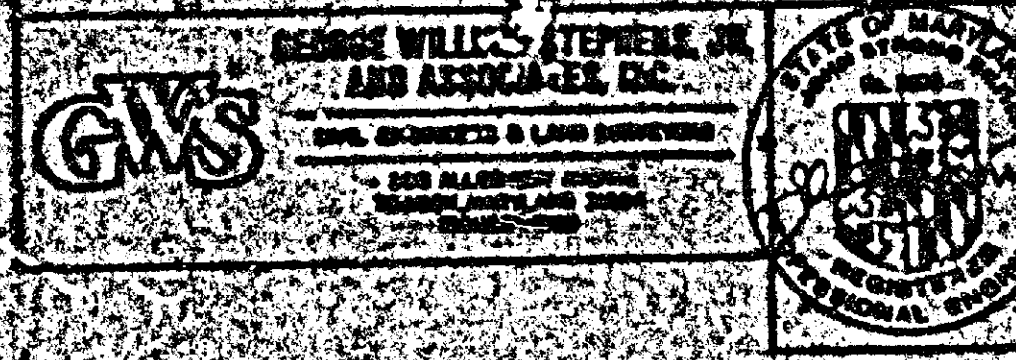
MICROFILMED





PLAN TO ACCOMPANY REQUEST FOR SPECIAL HAIRING TO APPROVE THIS AMENDED DEVELOPMENT PLAN

AMENDMENTS TO THE DEVELOPMENT PLAN  
1. THE DEVELOPMENT PLAN FOR THE HILLSIDE SEMINARY, AS APPROVED BY THE BOARD OF ZONING AND PLANNING, IS HEREBY AMENDED TO READ AS FOLLOWS:  
2. THE DEVELOPMENT PLAN FOR THE HILLSIDE SEMINARY, AS APPROVED BY THE BOARD OF ZONING AND PLANNING, IS HEREBY AMENDED TO READ AS FOLLOWS:  
3. THE DEVELOPMENT PLAN FOR THE HILLSIDE SEMINARY, AS APPROVED BY THE BOARD OF ZONING AND PLANNING, IS HEREBY AMENDED TO READ AS FOLLOWS:  
4. THE DEVELOPMENT PLAN FOR THE HILLSIDE SEMINARY, AS APPROVED BY THE BOARD OF ZONING AND PLANNING, IS HEREBY AMENDED TO READ AS FOLLOWS:  
5. THE DEVELOPMENT PLAN FOR THE HILLSIDE SEMINARY, AS APPROVED BY THE BOARD OF ZONING AND PLANNING, IS HEREBY AMENDED TO READ AS FOLLOWS:  
6. THE DEVELOPMENT PLAN FOR THE HILLSIDE SEMINARY, AS APPROVED BY THE BOARD OF ZONING AND PLANNING, IS HEREBY AMENDED TO READ AS FOLLOWS:  
7. THE DEVELOPMENT PLAN FOR THE HILLSIDE SEMINARY, AS APPROVED BY THE BOARD OF ZONING AND PLANNING, IS HEREBY AMENDED TO READ AS FOLLOWS:  
8. THE DEVELOPMENT PLAN FOR THE HILLSIDE SEMINARY, AS APPROVED BY THE BOARD OF ZONING AND PLANNING, IS HEREBY AMENDED TO READ AS FOLLOWS:  
9. THE DEVELOPMENT PLAN FOR THE HILLSIDE SEMINARY, AS APPROVED BY THE BOARD OF ZONING AND PLANNING, IS HEREBY AMENDED TO READ AS FOLLOWS:  
10. THE DEVELOPMENT PLAN FOR THE HILLSIDE SEMINARY, AS APPROVED BY THE BOARD OF ZONING AND PLANNING, IS HEREBY AMENDED TO READ AS FOLLOWS:



AMENDED DENSITY COMPUTATIONS 9-19-85

LOT	AREA	DENSITY	TOTAL
1-10	10.00	10.00	10.00
11-20	10.00	10.00	10.00
21-30	10.00	10.00	10.00
31-40	10.00	10.00	10.00
41-50	10.00	10.00	10.00
51-60	10.00	10.00	10.00
61-70	10.00	10.00	10.00
71-80	10.00	10.00	10.00
81-90	10.00	10.00	10.00
91-100	10.00	10.00	10.00
TOTAL	100.00	10.00	10.00

DEVELOPMENT TO BE KNOWN AS "HILLSIDE SEMINARY"

NO HOMES TO BE BUILT ON PARCELS 1-10, 11-20, 21-30, 31-40, 41-50, 51-60, 61-70, 71-80, 81-90, 91-100.

DEVELOPMENT TO BE KNOWN AS "HILLSIDE SEMINARY"



LOCATION PLAN  
Scale: 1" = 100'

1. The Hillside Seminary is located on the east side of the road, between Stony Meadow Court and Old Elm Court.

2. The Hillside Seminary is located on the east side of the road, between Stony Meadow Court and Old Elm Court.

3. The Hillside Seminary is located on the east side of the road, between Stony Meadow Court and Old Elm Court.

4. The Hillside Seminary is located on the east side of the road, between Stony Meadow Court and Old Elm Court.

5. The Hillside Seminary is located on the east side of the road, between Stony Meadow Court and Old Elm Court.

6. The Hillside Seminary is located on the east side of the road, between Stony Meadow Court and Old Elm Court.

7. The Hillside Seminary is located on the east side of the road, between Stony Meadow Court and Old Elm Court.

8. The Hillside Seminary is located on the east side of the road, between Stony Meadow Court and Old Elm Court.

9. The Hillside Seminary is located on the east side of the road, between Stony Meadow Court and Old Elm Court.

10. The Hillside Seminary is located on the east side of the road, between Stony Meadow Court and Old Elm Court.

AS SHOWN BY THE CHANGES STATED IN THE REASON FOR THE SPECIAL HAIRING

1. The Hillside Seminary is located on the east side of the road, between Stony Meadow Court and Old Elm Court.

2. The Hillside Seminary is located on the east side of the road, between Stony Meadow Court and Old Elm Court.

3. The Hillside Seminary is located on the east side of the road, between Stony Meadow Court and Old Elm Court.

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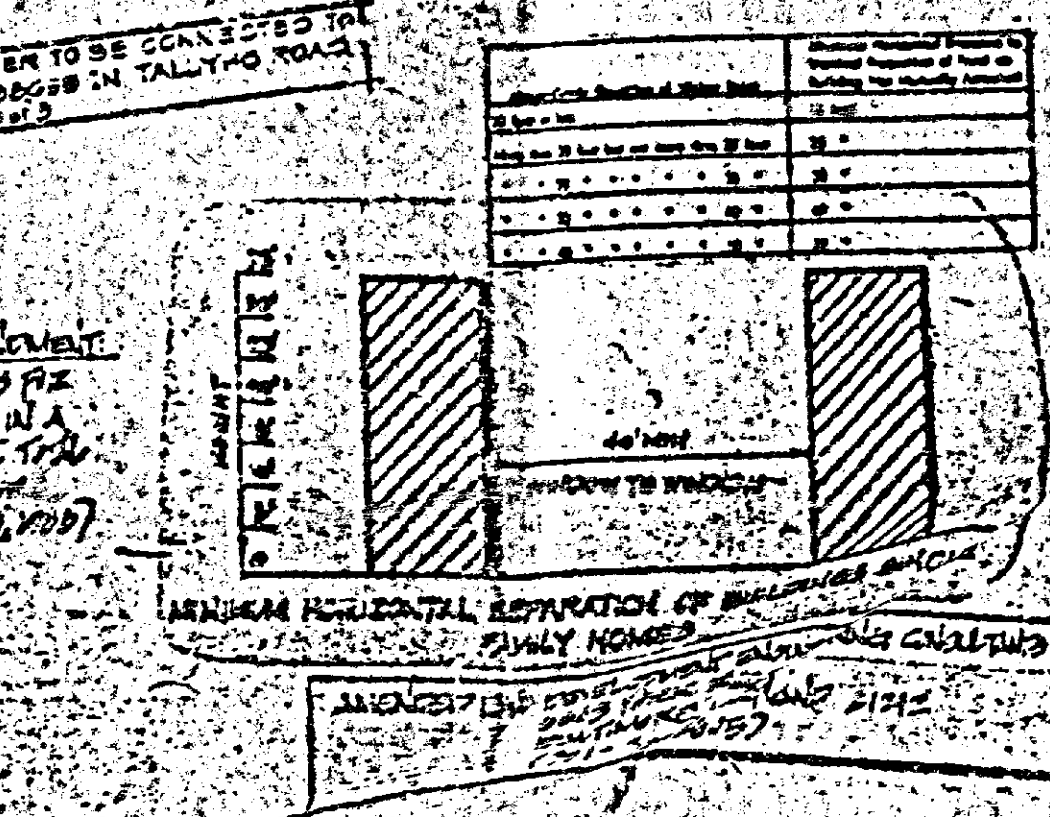
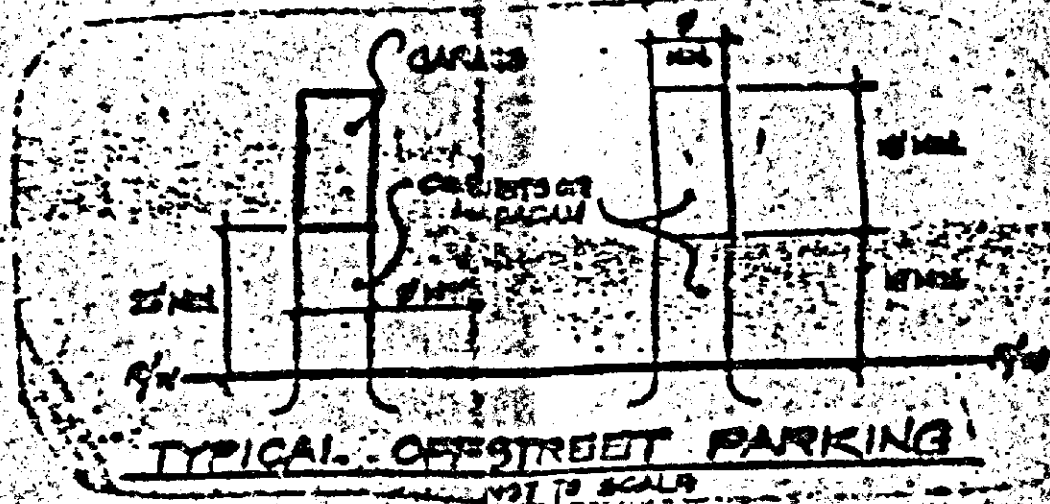
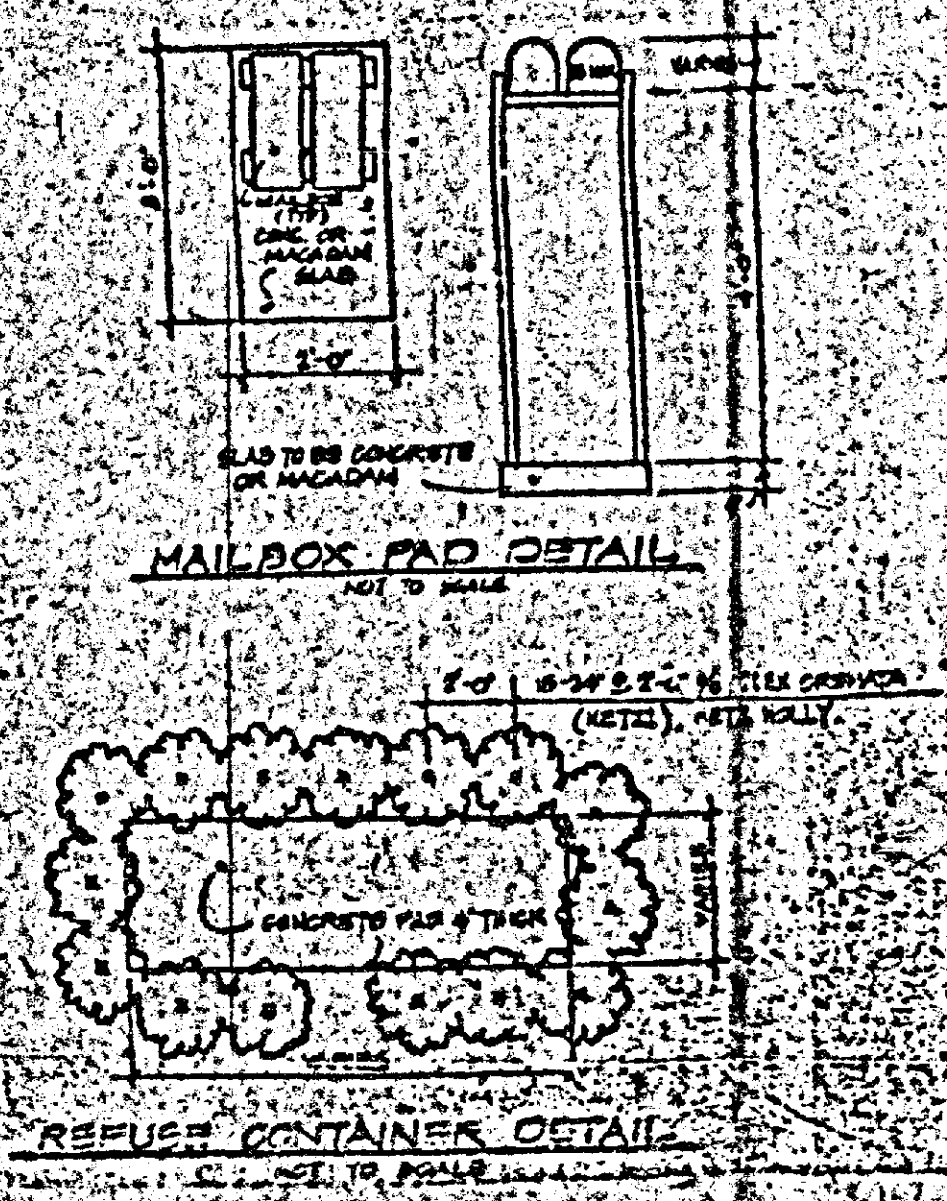
# PETITIONER'S EXHIBIT 1A

Office of Planning and Zoning  
Approved by: \_\_\_\_\_  
Director of Planning  
Zoning Commissioner

DAVE McCUNE WALKER, INC.  
LAND PLANNING CONSULTANTS  
LANDSCAPE ARCHITECTS  
10000 ROAD  
BALTIMORE, MD 21206  
(410) 326-1233

THE AMENDED DEVELOPMENT PLAN  
THE HILLSIDE SEMINARY

DATE: 9/19/85  
REVISIONS: 1  
SHEET: 1 of 2





# **PETITIONER'S EXHIBIT 1B**

PLAT TO ACCOMPANY REQUEST FOR  
SPECIAL HEARING TO APPROVE THIRD  
AMENDED DEVELOPMENT PLAN

- AMENDMENTS - 7/16/64
- 1) REMOVE INDICATED PORTION OF LOT 20 FROM HILLSIDE AT SEMINARY
  - 2) THIS PORTION OF LOT 20 IS TO BE DEVELOPED WITH THE ADJACENT LAND TO THE WEST WHICH IS TO BE KNOWN AS "HUNTINGFORD"
  - 3) CREATE UP TO SIX PARCELS ON THE PORTION OF LOT 20 TRANSFERRED TO "HUNTINGFORD"
  - 4) TRANSFER FROM "HILLSIDE AT SEMINARY" ONE PARCEL UNIT THAT WAS PREVIOUSLY DELETED IN THE FINAL DEVELOPMENT PLAN OF HILLSIDE AND WAS KNOWN AS LOT 24
  - 5) TWO HOMES WILL BE BUILT ON PARCELS 25 & 26
  - 6) EARTH WORK ON EAST SIDE OF LOT 20 IS TO REMAIN
- FOR 7/26/64 AMENDMENTS ONLY

GEORGE WILLIAM STEPHENS, JR.  
AND ASSOCIATES, INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
1000 ALABAMA AVENUE  
BIRMINGHAM, ALABAMA 35203

AMENDED DEEDITY COMPUTATION 7/16/64

UNITS PERMITTED	HILLSIDE	HUNTINGFORD	TOTAL
DR-1	100-10-15-00	60-22-10-20-00	160
DR-2	200-20-20-00	0-00-0-0-00	200
DR-3	0-00-0-0-00	0-00-0-0-00	0
TOTAL			360

UNITS PROPOSED  
DR-1 100  
DR-2 200  
DR-3 0  
TOTAL 300

Office of Planning and Zoning  
Approved by  
Director of Planning  
Zoning Commissioner

DAFT - McCUNE - WALKER, INC.  
LAND PLANNING CONSULTANTS  
LANDSCAPE ARCHITECTS  
ENGINEERS  
200 E. JORDAN ROAD  
BIRMINGHAM, ALABAMA 35202  
TELEPHONE: 637-1100

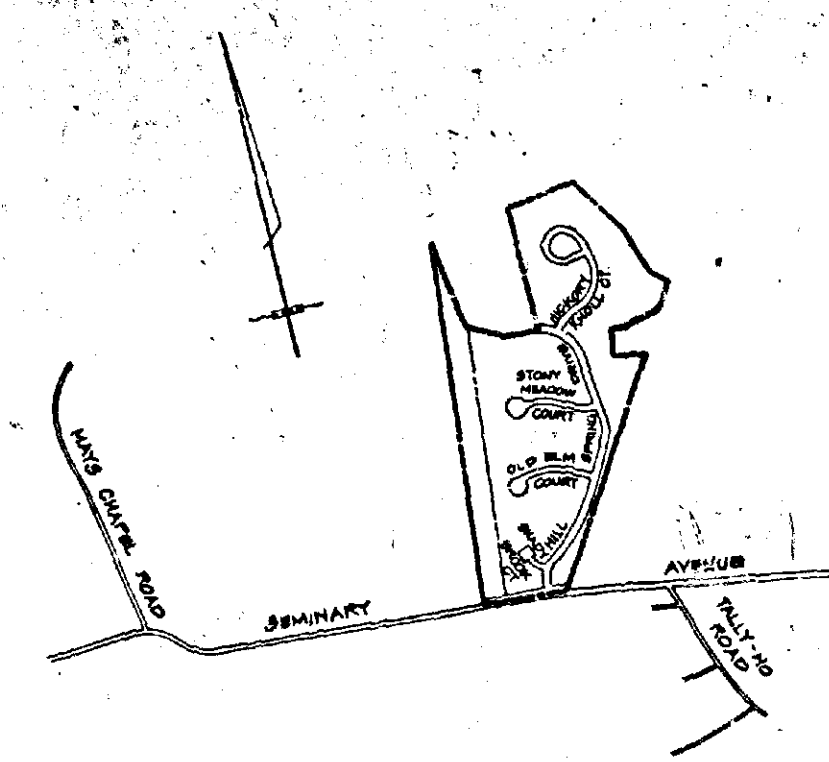
THIRD AMENDED  
FINAL DEVELOPMENT PLAN  
**THE HILLSIDE  
AT SEMINARY**  
MICROFILMED  
ELECTION DISTRICT

SCALE:  
1" = 60'  
JOB ORDER NO.  
04114  
ISSUE DATE  
JANUARY 27  
DATE  
REVISIONS  
Sheet

REVIEW THE SECOND AMENDED  
AMENDMENT IF LOT LINES PER LOT  
TO BE DELETED IN A RESOLUTION  
OF THE BOARD. TOTAL NO. OF LOTS  
= 360 (SEE DEED AMENDMENT  
MAY 9, 1962)

REVIEW THE THIRD AMENDED  
AMENDMENT IF BUILDING FOOTPRINTS  
ON LOT 20 AND LOT 24 ARE LARGER  
THAN THE BUILDING FOOTPRINTS  
ON LOTS 25 & 26 (SEE DEED  
MAY 9, 1962)





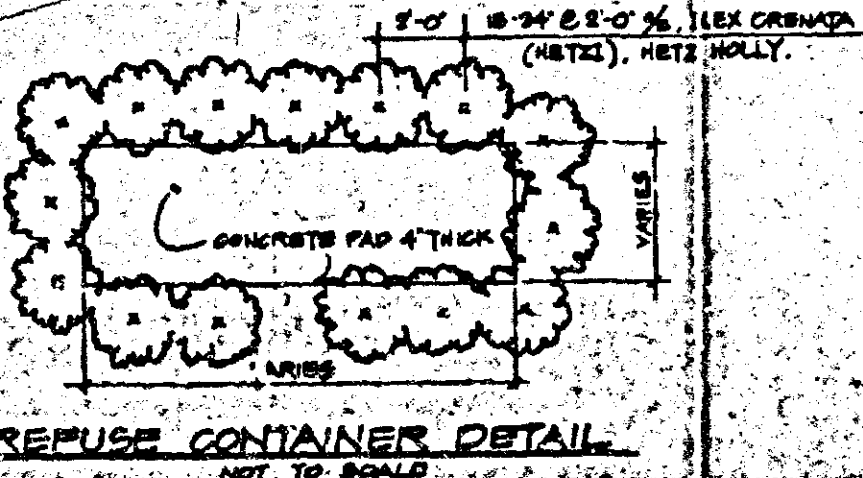
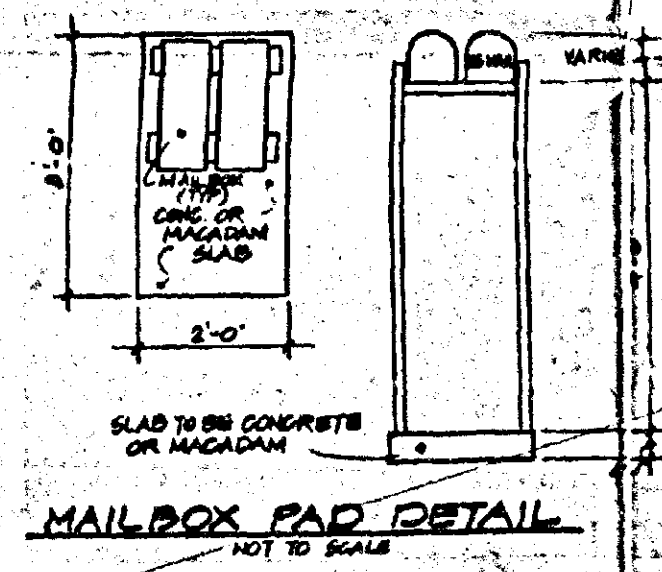
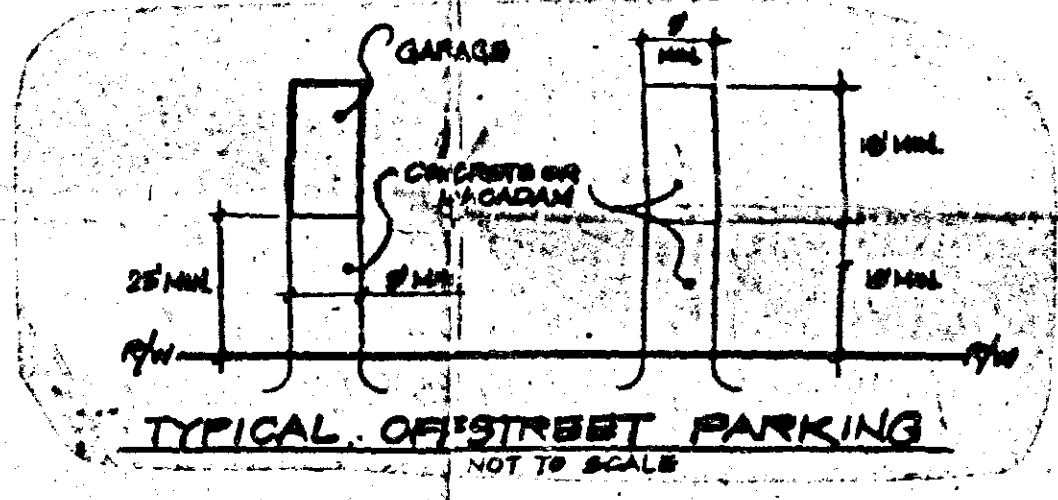
LOCATION PLAN  
SCALE: 1" = 100'

- General Notes**
- Developer: The Hillside at Seminary Joint Venture  
c/o Municipal Services and Loan  
115 East Joyce Road  
Towson, Maryland 21204  
(301) 228-1800
  - Election District 5; Council District 3; Census Tract 4087.01
  - Current Zoning and Setbacks:  
Zone = 30.00 Acres +/- (Includes one-half of Seminary  
& Mt  
20.1 = 13.26 Acres +/-  
20.2 = 36.71 Acres +/-  
Density:  
Permitted DM-1 = 13.26 x 1 = 13.26 Dwelling Units  
Permitted DM-2 = 20.21 x 2 = 40.42 Dwelling Units  
Total Permitted = 53.68 Dwelling Units  
Total Number of Units Proposed = 64 Single Family 73  
All units will be for sale.
  - Parking:  
Required = 64 x 2 = 128 Spaces  
Proposed = A minimum of 2 off-street driveway spaces will be  
provided for each lot.
  - Open Space:  
Open Space is not required in DM-1 and DM-2.
  - Landscape Planting:  
Required: 1 Tree/Unit = 64 Trees  
Less credit for existing  
trees retained with 1  
limit of grading = 43  
Total Required = 21 Trees  
(22 major deciduous, 13 evergreen)  
All planting will be done in accordance with  
the requirements of the Baltimore County  
Landscape Manual. A final landscape plan will  
be approved by the Office of Planning and  
Zoning prior to issuance of building permits.
  - Minimum setbacks in plan showing meet requirements as follows:  
30 Feet Building to Tract Boundary.  
30 Feet Building to Street Centerline.  
25 Feet Building to Street Right-of-Way.  
25 Feet Garage or Covered to Street Right-of-Way.  
Where windows are provided, they will meet the following minimum  
setbacks:  
15 Feet Window to Tract Boundary.  
15 Feet Window to Lot Line.  
40 Feet Between Opposing Windows.  
Buildings shall conform to meet height and length requirements as  
follows:  
20 Feet Average Height = 16 Feet Between Buildings  
25 Feet Average Height = 25 Feet Between Buildings  
30 Feet Average Height = 30 Feet Between Buildings  
300 Feet Maximum Building Length  
There are no Residential Transition Areas associated with this  
development.
  - Private Space Factor:  
A minimum contiguous area of 500 square feet with a depth of  
15 feet or greater required in all developed lots. Covered  
areas such as porches cannot be calculated in this space.
  - All streets are public. All 24 foot wide roads shall be paved  
"to parking".
  - Average Daily Trips:  
69 Single Family Units @ 12.4 = 1,103.6 ADT's
  - All driveways and parking areas shall be paved with a durable and  
dustless surface of 2-inch bituminous concrete.
  - Handicap Access will be 18 feet wide and will be maintained  
equally by all parties having rights to their use.
  - Trunk and refuse shall be collected by Baltimore County.
  - Existing vegetation consists primarily of medium with  
approximately 235 mixed hardwood forest. Some ornamental  
planting exists which is in poor condition.
  - This development plan is approved by the Zoning Commission  
based on his interpretation of the Zoning Regulations that it  
complies with present policy, density and bulk materials as they  
are delineated in the regulations. Any part or parts of this  
tract that has been utilized for density to support dwellings  
above (shown) shall not be further divided, subdivided or  
developed for additional dwellings or any purpose other than that  
indicated presently in said plan. Delineation will have occurred  
when a building is constructed and transferred for the purpose  
of the plan.
  - County Review Group approved March 28, 1985.
  - Developments shown herein are for the location of all principal  
buildings only.
  - Accessory structures, fences and projections into yards may be  
associated outside the envelope, but must comply with Sections 400  
and 501 of the Baltimore County Zoning Regulations (subject to  
variances and applicable building permits).
  - There are no existing dwellings within 200 feet of proposed site.

**PETITIONER'S EXHIBIT 3** PRINTED  
JUL 11 1986  
DAFT-McCUNE-WALKER INC.

Office of Planning and Zoning  
Approved by

Director of Planning	Date
Zoning Commissioner	Date



PROPOSED SANITARY SEWER TO BE CONNECTED TO EXISTING SAN MANHOLE # 2088 IN TALLYHO ROAD SEE DWG. 27-100, SHT 2 OF 3

Approximate Size of Water Main	Minimum Depth of Water Main	Minimum Depth of Sewer
18" or less	24" min.	24" min.
24" or less	36" min.	36" min.
30" or less	48" min.	48" min.
36" or less	60" min.	60" min.
42" or less	72" min.	72" min.
48" or less	84" min.	84" min.
54" or less	96" min.	96" min.
60" or less	108" min.	108" min.
66" or less	120" min.	120" min.
72" or less	132" min.	132" min.
78" or less	144" min.	144" min.
84" or less	156" min.	156" min.
90" or less	168" min.	168" min.
96" or less	180" min.	180" min.
102" or less	192" min.	192" min.
108" or less	204" min.	204" min.
114" or less	216" min.	216" min.
120" or less	228" min.	228" min.
126" or less	240" min.	240" min.
132" or less	252" min.	252" min.
138" or less	264" min.	264" min.
144" or less	276" min.	276" min.
150" or less	288" min.	288" min.
156" or less	300" min.	300" min.
162" or less	312" min.	312" min.
168" or less	324" min.	324" min.
174" or less	336" min.	336" min.
180" or less	348" min.	348" min.
186" or less	360" min.	360" min.
192" or less	372" min.	372" min.
198" or less	384" min.	384" min.
204" or less	396" min.	396" min.
210" or less	408" min.	408" min.
216" or less	420" min.	420" min.
222" or less	432" min.	432" min.
228" or less	444" min.	444" min.
234" or less	456" min.	456" min.
240" or less	468" min.	468" min.
246" or less	480" min.	480" min.
252" or less	492" min.	492" min.
258" or less	504" min.	504" min.
264" or less	516" min.	516" min.
270" or less	528" min.	528" min.
276" or less	540" min.	540" min.
282" or less	552" min.	552" min.
288" or less	564" min.	564" min.
294" or less	576" min.	576" min.
300" or less	588" min.	588" min.
306" or less	600" min.	600" min.
312" or less	612" min.	612" min.
318" or less	624" min.	624" min.
324" or less	636" min.	636" min.
330" or less	648" min.	648" min.
336" or less	660" min.	660" min.
342" or less	672" min.	672" min.
348" or less	684" min.	684" min.
354" or less	696" min.	696" min.
360" or less	708" min.	708" min.
366" or less	720" min.	720" min.
372" or less	732" min.	732" min.
378" or less	744" min.	744" min.
384" or less	756" min.	756" min.
390" or less	768" min.	768" min.
396" or less	780" min.	780" min.
402" or less	792" min.	792" min.
408" or less	804" min.	804" min.
414" or less	816" min.	816" min.
420" or less	828" min.	828" min.
426" or less	840" min.	840" min.
432" or less	852" min.	852" min.
438" or less	864" min.	864" min.
444" or less	876" min.	876" min.
450" or less	888" min.	888" min.
456" or less	900" min.	900" min.
462" or less	912" min.	912" min.
468" or less	924" min.	924" min.
474" or less	936" min.	936" min.
480" or less	948" min.	948" min.
486" or less	960" min.	960" min.
492" or less	972" min.	972" min.
498" or less	984" min.	984" min.
504" or less	996" min.	996" min.
510" or less	1008" min.	1008" min.
516" or less	1020" min.	1020" min.
522" or less	1032" min.	1032" min.
528" or less	1044" min.	1044" min.
534" or less	1056" min.	1056" min.
540" or less	1068" min.	1068" min.
546" or less	1080" min.	1080" min.
552" or less	1092" min.	1092" min.
558" or less	1104" min.	1104" min.
564" or less	1116" min.	1116" min.
570" or less	1128" min.	1128" min.
576" or less	1140" min.	1140" min.
582" or less	1152" min.	1152" min.
588" or less	1164" min.	1164" min.
594" or less	1176" min.	1176" min.
600" or less	1188" min.	1188" min.
606" or less	1200" min.	1200" min.
612" or less	1212" min.	1212" min.
618" or less	1224" min.	1224" min.
624" or less	1236" min.	1236" min.
630" or less	1248" min.	1248" min.
636" or less	1260" min.	1260" min.
642" or less	1272" min.	1272" min.
648" or less	1284" min.	1284" min.
654" or less	1296" min.	1296" min.
660" or less	1308" min.	1308" min.
666" or less	1320" min.	1320" min.
672" or less	1332" min.	1332" min.
678" or less	1344" min.	1344" min.
684" or less	1356" min.	1356" min.
690" or less	1368" min.	1368" min.
696" or less	1380" min.	1380" min.
702" or less	1392" min.	1392" min.
708" or less	1404" min.	1404" min.
714" or less	1416" min.	1416" min.
720" or less	1428" min.	1428" min.
726" or less	1440" min.	1440" min.
732" or less	1452" min.	1452" min.
738" or less	1464" min.	1464" min.
744" or less	1476" min.	1476" min.
750" or less	1488" min.	1488" min.
756" or less	1500" min.	1500" min.
762" or less	1512" min.	1512" min.
768" or less	1524" min.	1524" min.
774" or less	1536" min.	1536" min.
780" or less	1548" min.	1548" min.
786" or less	1560" min.	1560" min.
792" or less	1572" min.	1572" min.
798" or less	1584" min.	1584" min.
804" or less	1596" min.	1596" min.
810" or less	1608" min.	1608" min.
816" or less	1620" min.	1620" min.
822" or less	1632" min.	1632" min.
828" or less	1644" min.	1644" min.
834" or less	1656" min.	1656" min.
840" or less	1668" min.	1668" min.
846" or less	1680" min.	1680" min.
852" or less	1692" min.	1692" min.
858" or less	1704" min.	1704" min.
864" or less	1716" min.	1716" min.
870" or less	1728" min.	1728" min.
876" or less	1740" min.	1740" min.
882" or less	1752" min.	1752" min.
888" or less	1764" min.	1764" min.
894" or less	1776" min.	1776" min.
900" or less	1788" min.	1788" min.
906" or less	1800" min.	1800" min.
912" or less	1812" min.	1812" min.
918" or less	1824" min.	1824" min.
924" or less	1836" min.	1836" min.
930" or less	1848" min.	1848" min.
936" or less	1860" min.	1860" min.
942" or less	1872" min.	1872" min.
948" or less	1884" min.	1884" min.
954" or less	1896" min.	1896" min.
960" or less	1908" min.	1908" min.
966" or less	1920" min.	1920" min.
972" or less	1932" min.	1932" min.
978" or less	1944" min.	1944" min.
984" or less	1956" min.	1956" min.
990" or less	1968" min.	1968" min.
996" or less	1980" min.	1980" min.
1002" or less	1992" min.	1992" min.
1008" or less	2004" min.	2004" min.
1014" or less	2016" min.	2016" min.
1020" or less	2028" min.	2028" min.
1026" or less	2040" min.	2040" min.
1032" or less	2052" min.	2052" min.
1038" or less	2064" min.	2064" min.
1044" or less	2076" min.	2076" min.
1050" or less	2088" min.	2088" min.
1056" or less	2100" min.	2100" min.
1062" or less	2112" min.	2112" min.
1068" or less	2124" min.	2124" min.
1074" or less	2136" min.	2136" min.
1080" or less	2148" min.	2148" min.
1086" or less	2160" min.	2160" min.
1092" or less	2172" min.	2172" min.
1098" or less	2184" min.	2184" min.
1104" or less	2196" min.	2196" min.
1110" or less	2208" min.	2208" min.
1116" or less	2220" min.	2220" min.
1122" or less	2232" min.	2232" min.
1128" or less	2244" min.	2244" min.
1134" or less	2256" min.	2256" min.
1140" or less	2268" min.	2268" min.
1146" or less	2280" min.	2280" min.
1152" or less	2292" min.	2292" min.
1158" or less	2304" min.	2304" min.
1164" or less	2316" min.	2316" min.
1170" or less	2328" min.	2328" min.
1176" or less	2340" min.	2340" min.
1182" or less	2352" min.	2352" min.
1188" or less	2364" min.	2364" min.
1194" or less	2376" min.	2376" min.
1200" or less	2388" min.	2388" min.
1206" or less	2400" min.	2400" min.
1212" or less	2412" min.	2412" min.
1218" or less	2424" min.	2424" min.
1224" or less	2436" min.	2436" min.
1230" or less	2448" min.	2448" min.
1236" or less	2460" min.	2460" min.
1242" or less	2472" min.	2472" min.
1248" or less	2484" min.	2484" min.
1254" or less	2496" min.	2496" min.
1260" or less	2508" min.	2508" min.
1266" or less	2520" min.	2520" min.
1272" or less	2532" min.	2532" min.
1278" or less	2544" min.	2544" min.
1284" or less	2556" min.	2556" min.
1290" or less	2568" min.	2568" min.
1296" or less	2580" min.	2580" min.
1302" or less	2592" min.	2592" min.
1308" or less	2604" min.	2604" min.
1314" or less	2616" min.	2616" min.
1320" or less	2628" min.	2628" min.
1326" or less	2640" min.	2640" min.
1332" or less	2652" min.	2652" min.
1338" or less	2664" min.	2664" min.
1344" or less	2676" min.	2676" min.
1350" or less	2688" min.	2688" min.
1356" or less	2700" min.	2700" min.
1362" or less	2712" min.	2712" min.
1368" or less	2724" min.	2724" min.
1374" or less	2736" min.	2736" min.
1380" or less	2748" min.	2748" min.
1386" or less	2760" min.	2760" min.
1392" or less	2772" min.	2772" min.
1398" or less	2784" min.	2784" min.
1404" or less	2796" min.	2796" min.
1410" or less	2808" min.	2808" min.
1416" or less	2820" min.	2820" min.
1422" or less	2832" min.	2832" min.
1428" or less	2844" min.	2844" min.
1434" or less	2856" min.	2856" min.
1440" or less	2868" min.	2868" min.
1446" or less	2880" min.	2880" min.
1452" or less	2892" min.	2892" min.
1458" or less	2904" min.	2904" min.
1464" or less	2916" min.	2916" min.
1470" or less	2928" min.	2928" min.
1476" or less	2940" min.	2940" min.
1482" or less	2952" min.	2952" min.
1488" or less	2964" min.	2964" min.
1494" or less	2976" min.	2976" min.
1500" or less	2988" min.	2988" min.
1506" or less	3000" min.	3000" min.
1512" or less	3012" min.	3012" min.
1518" or less	3024" min.	3024" min.
1524" or less	3036" min.	3036" min.
1530" or less	3048" min.	3048" min.
1536" or less	3060" min.	3060" min.
1542" or less	3072" min.	3072" min.
1548" or less	3084" min.	3084" min.
1554" or less	3096" min.	3096" min.
1560" or less	3108" min.	3108" min.
1566" or less	3120" min.	3120" min.
1572" or less	3132" min.	3132" min.
1578" or less	3144" min.	3144" min.
1584" or less	3156" min.	3156" min.
1590" or less	3168" min.	3168" min.
1596" or less	3180" min.	3180" min.
1602" or less	3192" min.	3192" min.
1608" or less	3204" min.	3204" min.
1614" or less	3216" min.	3216" min.
1620" or less	3228" min.	3228" min.
1626" or less	3240" min.	3240" min.
1632" or less	3252" min.	3252" min.
1638" or less	3264" min.	3264" min.
1644" or less	3276" min.	3276" min.
1650" or less	3288" min.	3288" min.
1656" or less	3300" min.	3300" min.
1662" or less	3312" min.	3312" min.
1668" or less	3324" min.	3324" min.
1674" or less	3336" min.	3336" min.
1680" or less	3348" min.	3348" min.
1686" or less	3360" min.	3360" min.
1692" or less	3372" min.	3372" min.
1698" or less	3384" min.	3384" min.
1704" or less	3396" min.	3396" min.
1710" or less	3408" min.	3408" min.
1716" or less	3420" min.	